

HP2005.07.19

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at the MEMORIAL HALL on **19 JULY 2005**.

PRESENT

Cllr John Warren, Chairman
 Cllr David Topping, Vice-Chairman
 Cllrs John Bell, Gwen Divall, John Gooch, KD Johnson, Ted Phillips, Elena Pujol, and David Packer (R)

APOLOGIES

Cllrs Jeffrey Greenwood, Andrew Marsh,

83.05 DECLARATION OF INTEREST

Cllr KD Johnson declared a non pecuniary interest in PA 3/05/0852/FUL (6 GLYNVILLE CLOSE, SINGLE STOREY FRONT AND REAR EXTENSION).

84.05 MINUTES

The Minutes of the Meetings held on 7 and 28 June, having been circulated, were taken as read, confirmed and signed.

85.05 PLANNING APPLICATIONS

The following applications were submitted and comments were recorded as follows:-

P A No.	DEVELOPMENT PROPOSED
3/05/0611/FUL	63 The Vineries Loft Conversion with Dormer Window to Rear Elevation. No objection
3/05/0697/FUL	'Redwood', 108 Middlehill Road Rear Conservatory No objection
3/05/0791/COU	'By The Way', Leigh Road Change of Use From Class C2 to Class B1 No objection
3/05/0801/TEL	Land at Cannon Hill Plantation, Cannon Hill Road. Erection of 25m Lattice Tower Incorporating 3 No. Telecommunications Antennae and 1 No. 30cm Transmission Dish, Erection of Cabinet Equipment at Ground Level.

	<p>PC aware that many Colehill residents strongly object to the proliferation of masts in Cannon Hill Plantation, however, if the application is ultimately approved, it is requested that the following conditions be applied:-</p>
	<p>(a) The mast is painted green and sited no closer to residential development than existing masts in the Plantation.</p> <p>(b) Access to the site is via Uddens Drive, not Cannon Hill Road as shown.</p> <p>(c) If the mast becomes redundant, the complete installation should be removed within 6 months of closure.</p> <p>Report comments to EDDC Planning Committee</p>
3/05/0812/FUL	<p>48 Canford Bottom First Floor Extension to Form Accommodation in Roof Space</p> <p>Concerned about height and appearance of roof line. Out of keeping with surrounding development.</p>
3/05/0819/FUL	<p>5 Quarry Road Alterations and Roof Extension</p> <p>No objection Note: PC noted plans as a good, clear example.</p>
3/05/0838/FUL	<p>27 Lawns Road. Single Storey Extensions, Demolish Existing Garage, New Front Wall and Fencing</p> <p>No objection to extension, but proposed 2-metre fence will present a hard visual image at the junction of Lawns Road and Middlehill Road.</p>
3/05/0852/FUL	<p>6 Glynville Close Single Storey Front and Rear Extension</p> <p>No objection</p>
3/05/0868/FUL	<p>17 Sunnybank Road Two Storey Extension to Rear of Dwelling</p> <p>No objection</p>
3/05/0880/OUT	<p>Giddylake House, Giddylake Separation of Land to Form a Building Plot for a Cottage.</p> <p>Over development in an area of Special Character.</p>

86.05 PLANNING DECISIONS

(a) The following applications had been approved by EDDC:-

P.A. No.	DEVELOPMENT PROPOSED
3/05/0037/FUL*	Redico Ltd. Revised Floor Layout and Roof Lines for 2 No. Bungalows with Garages, 53 Hayes Lane.
3/05/0601/FUL+	Mr N Coulson. Two Storey Extension and Raise Roof to Form Additional Accommodation in Roof Space to include Dormers and Roof Lights, 48 The Vineries.
3/05/0646/FUL*	S M Clark. Two Storey Rear and Single Storey Side Extension at 45 Lonnen Road.

(b) The following applications was REFUSED by EDDC:-

P.A. No.	DEVELOPMENT PROPOSED
3/05/0568/FUL	Mr Cox. Two Storey Rear Extension, 17 Sunnybank Road.
3/05/0641/FUL+	Mr & Mrs Ballam. New Dwelling and Garage at 'Beechacre', Northleigh Lane.

(c) The following applications have been WITHDRAWN:-

P.A. No.	DEVELOPMENT PROPOSED
3/05/0338/FUL+	Mr & Mrs Jacobs. Rooms in Roof Space to include Dormers, 39 Lonnen Road.
3/05/0827/FUL	Magna Housing Group. Demolish Existing Building and Erect 1 Block of 15 Flats and 1 Block of 6 Flats with Associated Parking at Colehill County First School, Middlehill Road.

*In accordance with Parish Council comments.

+Queries raised by Parish Council.

^Request refusal

NOTED

87.05 FUTURE DEVELOPMENT OF OLD SCHOOL SITE - MIDDLEHILL ROAD

Members noted that PA 3/05/0827/FUL by Magna Housing Group to develop the site by erection of 21 flats had been withdrawn. Twenty letters of objection had been sent to the Chairman of the Parish Council. EDDC would inform all objectors to PA 3/05/0872/FUL when a new application was received from Magna Housing Group.

With reference to the degree of interest the redevelopment of the school site had aroused. Cllr David Packer recalled that on 25 May 2004 (Minute 60) the Council had decided not to pursue the preparation of a Parish Plan. He felt that reference to an approved Parish Plan would have been helpful when considering plans for redevelopment of this important central site.

RESOLVED that the preparation of a Parish Plan be again discussed at Council Meeting on 16 August.

88.05 **APPEALS**

- (a) **ENFORCEMENT APPEAL - 3/04/1232/FUL**
ERECT DOUBLE GARAGE, PLOT 1, 21 BEAUCROFT LANE.
 Appeal Dismissed and Enforcement Notice upheld. "Retention of the development would materially harm the living conditions of occupants of 25 Beaucroft Lane through overbearing effect contrary to provision of the East Dorset Local Plan."
- (b) **3/04/0858/FUL - DEMOLISH EXISTING DETACHED WORKSHOP AND ATTACHED GARAGE AND ERECT 2 STOREY SIDE EXTENSION & DETACHED DOUBLE GARAGE, HONEY COTTAGE, DOGDEAN**
GARAGE, HONEY COTTAGE, DOGDEAN
 Appeal Dismissed. The Inspector did not consider the proposal would be acceptable having regard to the strict control over new development in the Green Belt contained in national and local policies.

NOTED

89.05 **TREE MATTERS**

EDDC had granted consent for tree work as follows:-

Order	Details
CO/1	Scott Tree Services. Work to 2 trees at 35 Beaucroft Lane
CO/1	Scott Tree Services. Fell 1 Scots Pine and work to 2 other trees at 31 Beaucroft Lane.
CO/1	M G Gray. Cut back branches of 5 trees at Woodland House, Northleigh Lane, growing towards 6 Whiteways
CO/1	Mr G Hunt. Work to trees at Woodland House, Northleigh Lane that grow over the rear garden of 7 Whiteways.
CO/2	S Jones. Work at 16 Stroud Close.
CO/36	Mr P Newnham. Work at 5 Willow Drive.
CO/44	Mr J Fleming. Work at 6 Park Homer Road.
CO/95	Colehill Parish Council. To crown raise trees on the boundary of The Triangle with Colehill Lane.

NOTED

90.05 **DORSET AREA OF OUTSTANDING NATURAL BEAUTY PARTNERSHIP (AONB)**
'RECLAIMING OUR RURAL HIGHWAYS'

Dorset AONB Partnership is working with DCC to looking at how rural roads are managed. A copy of their publication is available

NOTED

91.05 ROAD SAFETY -

JUNCTION OF SMUGGLERS LANE AND LONG LANE

Further to Minute 219 October 2003, when a site meeting had been held with DCC Traffic Engineers, the Clerk had again approached DCC for a road safety assessment.

DCC acknowledged that there was limited visibility of approaching traffic on Smugglers Lane when exiting Long Lane. No personal injury accidents had been recorded in the last 3 years. This indicated that, although there was the perception of danger at the junction, drivers exercise care.

The Traffic Engineers promised to keep the junction under review. Members again voiced their concern about road safety and asked that improved advance signing might now be implemented.

It was RESOLVED that Stephen Howard, Team Leader, DCC Traffic Section (East) be invited to attend a future Meeting to discuss this and other highway matters in Colehill.

92.05 LEIGH LANE - TRAFFIC MEASURES

A resident in Leigh Lane had approached the Parish Council requesting support for his request for traffic calming and provision of a pavement in Leigh Lane.

DCC had investigated construction of a pavement when additional street lighting was installed in 2004. There was insufficient verge for a pavement in Leigh Lane between Northleigh Lane and the first bend in Leigh Lane to connect with the pavement approaching The Vineries estate.

RESOLVED that DCC Traffic Engineers be asked to conduct a traffic hazard survey of Leigh Lane from the junction with Northleigh Lane to the bends by 'The Old Cottage' with a view to provision of suitable traffic calming measures.

93.05 FURZEHILL - VILLAGE NAMEPLATE SIGN

MINUTE 325.12.04

In response to a request from *FLASH* the Parish Council had approved expenditure of £300 for one village nameplate sign for Furzehill. DCC were preparing a design template and *FLASH* had requested that the Council consider providing a second sign to mark the boundary of the hamlet of Furzehill.

As a general policy the Council did not wish either to encourage the proliferation of roadside signs or to create a precedent in naming hamlets within the Parish. It was RESOLVED that *FLASH* be advised that the Council will fund one sign only as previously indicated.

94.05 TREES AT 15 ASHMEADS WAY

Cllr John Gooch reported that EDDC were not able to take enforcement action to obtain cutting of the trees at this address.

NOTED

The Meeting ended at 20.15hrs.

CHAIRMAN